

061.A

0012

0010.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

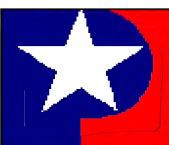
314,100 / 314,100

USE VALUE:

314,100 / 314,100

ASSESSED:

314,100 / 314,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
12		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: L10

Owner 1: SHARP JOHN D & KENNETH G/ TRS

Owner 2: 2019 CLIFFORD A SHARP

Owner 3: SUPPLEMENTAL NEEDS TRUST

Street 1: 12 COLONIAL VILLAGE DR

Street 2: UNIT 10

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MICHAUD DANIEL J & -

Owner 2: MICHAUD KRISTINA G -

Street 1: 6 AUTUMN STREET

Twn/City: WINDHAM

St/Prov: NH Cntry

Postal: 03087

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 664 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 7	- Condo Garden			Full Bath: 1	Rating: Very Good			Building Number 12.																	
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																				
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																				
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average																				
Prime Wall: 7	- Brick			A HBth: 1	Rating:																				
Sec Wall: 1	%			OthrFix: 1	Rating:																				
Roof Struct: 2	- Hip			OTHER FEATURES				RESIDENTIAL GRID																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1																	
Color: BRICK				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O																	
View / Desir: 3RD - 3RD FLOOR				Frl: 0	Rating: Average			Other																	
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																	
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																	
Year Blt: 1962	Eff Yr Blt:			Location: R	- Rear			Lvl 1																	
Alt LUC:	Alt %:			Total Units: 1				Lower																	
Jurisdict:	Fact: .			Floor: 3	- 3rd Floor			Totals				RMs: 4	BRs: 2	Baths: 1	HB: 0										
Const Mod:				% Own: 0.657700002				REMODELING				RES BREAKDOWN													
Lump Sum Adj:				Name: 9 - 6021				Exterior:	No Unit	RMS	BRs	FL													
INTERIOR INFORMATION				Phys Cond: GV - Good-VG	19. %			Interior:	1	4	2	0													
Avg Ht/FL: STD				Functional:				Additions:																	
Prim Int Wal: 2	- Plaster			Economic:				Kitchen:																	
Sec Int Wall: 1	%			Special:				Baths:																	
Partition: T	- Typical			Override:				Plumbing:																	
Prim Floors: 4	- Carpet			Total: 19.9 %				Electric:																	
Sec Floors: 1	%			CALC SUMMARY				Heating:																	
Bsmnt Flr: 1				Basic \$ / SQ: 325.00				General:																	
Subfloor: 1				Size Adj: 1.40361452				COMPARABLE SALES				SUB AREA													
Bsmnt Gar: 1				Const Adj: 1.16654992				Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL												
Electric: 3	- Typical			Adj \$ / SQ: 532.151								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Insulation: 2	- Typical			Other Features: 38732								GLA	Gross Liv Ar	664	532.150	353,348									
Int vs Ext: S				Grade Factor: 1.00																					
Heat Fuel: 1	- Oil			NBHD Inf: 1.00000000																					
Heat Type: 3	- Forced H/W			NBHD Mod: 1																					
# Heat Sys: 1				LUC Factor: 1.00																					
% Heated: 100	%			Adj Total: 392080																					
Solar HW: NO	Central Vac: NO			Depreciation: 78024																					
% Com Wal	%			Depreciated Total: 314056																					
MOBILE HOME				WtAv\$/SQ: 1	AvRate: 1																				
Make: 1				Serial #:	1																				
Model: 1				Year: 1	Color: 1																				
SPEC FEATURES/YARD ITEMS				PARCEL ID 061.A-0012-0010.0												IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc							
More: N				Total Yard Items: 1				Total Special Features: 1				Total: 1													